

**DESIGN REVIEW ADVISORY COMMITTEE  
TOWN OF WEST HARTFORD**

June 1, 2018

Honorable Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

**RECEIVED**

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*Essie S. Labrot*  
**ESSIE S. LABROT  
W. HARTFORD TOWN CLERK**

ITEM NO. 17

FILE NO. 20183

**SUBJECT: 1340 and 1344 New Britain Avenue and 8-16 Berkshire Road - SDD #149**

Dear Councilors:

At its meeting held on Thursday, May 31, 2018, the West Hartford Design Review Advisory Committee gave consideration to the following item:

**1340 and 1344 New Britain Avenue, 8-16 Berkshire Road-** Application by 47 Pratt Street, LLC, Owner 1340 & 1344 New Britain Avenue and 8-16 Berkshire Road, requesting a Change of the underlying zone for 1.7 acres at the northeast corner of the intersection of New Britain Avenue and Berkshire Road from R-6 (one-family residence district) to RM-2 (multifamily residence district) and Special Development District designation for a proposed 26 unit multifamily development in 3 buildings to be known as Berkshire West (Town Council Receipt on April 24, 2018 and scheduled for public hearing on June 12, 2018. Formal DRAC receipt on May 10, 2018, previous study session on March 1, 2018)

After a review of the application and its related exhibits and after consideration of staff technical comments, the Design Review Advisory Committee acted by **unanimous vote** to **RECOMMEND APPROVAL** of the subject application finding it consistent with our Committee's performance criteria.

In particular, the DRAC notes the following:

1. The relationship of the proposed buildings to the site and adjoining neighborhood is appropriate. The site design utilizes landscaped elements and significant setbacks and the architecture's residential scale and use of colors and materials, creates a contextually sensitive response for this prominent corner.
2. The proposed landscaping is of high quality and quantity. A good mixture of plantings ranging from street, flowering and evergreen trees to shrubs, perennials and grasses has been effectively utilized to create a well-designed streetscape and appropriately planted and screened parking areas. Of particular note is the choice to preserve several existing trees along New Britain Avenue and willingness to expand the size of the buffer open space areas



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along parking lot. These elements help to appropriately transition the site into the adjacent residential neighborhood.

The Committee notes that the review process included one (1) study sessions and two (2) formal meeting and appreciates the applicant's active participation in the design review process and its ultimate consideration and inclusion of the DRAC's comments in its revised and final project design.

The DRAC members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity to review and comment on this proposal.

Sincerely,



Todd Dumais  
DRAC Secretary

C: Matthew Hart, Town Manager  
Mark McGovern, Director of Community Development  
Patrick Alair, Corporation Counsel  
Subject File

Essie Labrot, Town Clerk  
Kimberly Boncham, Deputy Corporation Counsel  
Jeffrey Gebrian, DRAC Chairman

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